

August 31, 2016



Planning Department Newsletter

CITY COUNCIL ADOPTS REVISED REGULATIONS FOR MARIJUANA OPERATIONS

Inside this issue:

<i>Primer On Residential District Occupancy Rules</i>	2-3
<i>What Is That New Road In The Corridor?</i>	3
<i>Pending Land Use Proposals</i>	4-5

On August 30, the City Council approved two ordinances to accommodate marijuana facilities in accordance with changes made last year by the state legislature to merge Washington's medical and recreational marijuana programs. The revised regulations were the subject of multiple public meetings held over the past three months. The Planning Commission conducted a public hearing on June 22 to review and make recommendations regarding the draft city code amendments. The Council then discussed the proposed revisions at public sessions on July 12 and August 16. Last November, the Council imposed a moratorium on the establishment of additional marijuana operations in town to give city officials unencumbered time to consider potential new regulations.

The first ordinance passed by the Council on August 30 pertains to the city's business registration rules. The approved document contains provisions repealing specific registration procedures for medical cannabis ventures, including the requirement to obtain written permission to operate from the U.S. Department of Justice.

The second ordinance adopted by the Council concerns amendments to the Zoning Code.

This ordinance includes the following basic revisions to the zoning regulations:

- allowance for the establishment in all residential zoning districts of marijuana cooperatives (involving the production of medical marijuana by up to four qualifying patients in the home of one of the members), subject to separation requirements as prescribed in state law
- provision for marijuana research facilities in the C3 General Commercial, IRP Industrial Research Park, I1 Light Industrial, and I2 Heavy Industrial zoning districts; subject to separation requirements as prescribed in state law



After the moratorium ends in early September, the number of marijuana retail shops in Pullman could potentially increase to a total of five.

- establishment of two classes of sensitive uses, with Class A sensitive uses consisting of elementary schools, secondary schools, and playgrounds; and Class B sensitive uses encompassing recreation centers, child care centers, public parks, public transit centers, libraries, and game arcades
- establishment of a 1,000-foot buffer between Class A sensitive uses and marijuana retail, production, and processing facilities; and imposition of a 500-foot buffer between Class B sensitive uses and said marijuana facilities
- allowance for signs at marijuana facilities in accordance with the standard zoning code sign regulations, except for marijuana research facilities and marijuana cooperatives, for which signage would be prohibited (as required by state law)

This ordinance also repealed the Council's moratorium on the establishment of new marijuana ventures. Therefore, as of the effective date of the ordinance (September 8, 2016), the city will have the ability to once again accept applications for marijuana facilities.

The existing Zoning Code provisions that allow for marijuana retail outlets in the C3 zone, and marijuana production and processing facilities in the I1 and I2 districts, were not altered by the approved ordinance. Also, since the ordinance does not include a limitation on the number of marijuana retail stores in the city, the Washington State Liquor and Cannabis Board (LCB) will continue to control this through its licensing procedures. The current LCB allocation for retail licenses in Pullman is five.

PRIMER ON RESIDENTIAL DISTRICT OCCUPANCY RULES

As the students return to Pullman for the start of the fall semester, the planning department felt it would be an appropriate time to remind neighborhood residents and landlords of the occupancy regulations in Pullman. This will help to eliminate some of the confusion over how many people are permitted to live in one dwelling.

According to the Zoning Code, there are two types of families: the "traditional family" and the "functional family". As the name implies, a traditional family is defined as one or more people living in a home who are related by blood, marriage, or adoption (e.g., husband and wife, parent and child, siblings, grandparents, aunts and uncles, and stepchildren). Cousins are excluded from this definition, however.

A functional family is defined as up to two adult persons, along with their traditional family members of any age, living together as a "single housekeeping unit." An example of this would be an unmarried couple residing with their respective children.

The Zoning Code allows both types of families to accept an additional unrelated occupant(s) into the dwelling. In the R1 Single

Family Residential district, a family can bring in one additional unrelated individual to reside in the domicile. In the RT Residential Transitional and R2 Low Density Multi-Family Residential zones, two additional unrelated people are allowed to live with a family. This limits, in essence, the number of unrelated persons in the R1 zone to three per household; and the number of unrelated individuals in the RT or R2 zones to four per household.



The zoning code occupancy regulations apply to households in the city's R1, RT, and R2 districts.

The Zoning Code contains no restrictions on the number of occupants per dwelling in the other residential zoning districts (R3 Medium Density Multi-Family Residential and R4 High Density Multi-Family Residential).

Most often, the planning department becomes aware of an alleged "overoccupancy" through information supplied by neighbors in the area. When the planning department receives such an inquiry, it investigates the matter to determine if the circumstances do

indeed constitute a code violation. If a violation is found to exist, the department takes the necessary steps to resolve the situation.

The planning department asks all citizens to keep these regulations in mind when settling on living arrangements for the new semester. If you have any questions, or if you wish to report a possible overoccupancy, please reach out to us by using the contact information at the planning department page of the city's website.

WHAT IS THAT NEW ROAD IN THE CORRIDOR?

Over the past month, the planning department has received several inquiries regarding the purpose of the dirt road established just west of the Avista Utilities office and storage facility on State Route 270 (the Pullman-Moscow Highway). This road, built within the right-of-way of the Department of Transportation's North Bypass route, has been created as a construction access for vehicles conducting grading operations at the Pullman-Moscow Regional Airport. As many community members know, earthmoving activity for the airport's runway realignment is well under way. This first phase of grading involves the reshaping of more than 2.4 million cubic yards of earth. With 40 or more pieces of heavy equipment in use at the site each day, there was a need for a convenient access route to a major highway. So, don't be surprised if you see grading equipment utilizing the unpaved road near the Avista facility. It's all in the name of progress for the airport and our larger community.



The south end of the construction access intersects with State Route 270 between the Avista facility and the "Bud Hut" cannabis shop.



CITY OFFICES
ARE CLOSED
MONDAY,
SEPTEMBER 5



Pending Land Use Proposals

Displayed below are land use applications submitted to the planning or public works department or city-generated proposals for planning provisions that require a public meeting, public notice, or site plan review in accordance with the city code.

PROJECT	DESCRIPTION	LOCATION	STATUS
Comprehensive Plan Revision	full-scale revision of city's Comprehensive Plan	Citywide	staff and consultant refining draft policies based on May public workshop
College Hill Design Review Standards	formulate design standards for new construction	College Hill Core	staff reviewing responses to recent stakeholder questionnaire
Shoreline Master Program (SMP) Update	revise city's SMP in collaboration with Whitman County	Citywide	CC adopted SMP Update on 3/29/16; staff transmitted documentation for review by DOE
Marijuana Regulation Revisions	amend city regulations in response to state legislation	Citywide	CC adopted revised regulations 8/30/16
Germain Farms Annexation	annex 107-acre parcel to city	southeast of Wawawai Road/SR 195 intersection	CC approved Notice of Intent to Annex on 7/12/16; applicant submitted annexation petition on 8/18/16
Finch Zone Change Application (Z-16-1)	rezone 4.8 acres from C3 to R2	southwest corner of Old Wawawai Road and Effie Drive	PC hearing scheduled for 9/28/16
Lumbeyard Partners Zone Change Application (Z-16-2)	rezone 1.0 acre from C3 to C2	305 N. Grand Avenue	staff reviewing applicant's environmental documentation
Christenson Fence Height Variance Application (V-16-5)	allow existing 6-foot-high fence to remain in front yard	115 SW Cedar Street	BOA hearing scheduled for 9/19/16
Anawalt House Pullman Register Nomination	nominate property for listing on local historic register	1125 NE Monroe Street	probable HPC review meeting to be held 10/10/16
Hollingbery House Pullman Register Nomination	nominate property for listing on local historic register	1120 NE Indiana Street	probable HPC review meeting to be held 10/10/16
St. James Episcopal Church Special Valuation Application	obtain special property valuation for past improvements	600 NE Oak Street	city received notice from county 8/18/16; staff requesting complete application materials
Port Fiber Optic Substantial Development Permit Application (#90)	cross under the South Fork of the Palouse River with fiber optic cable	250 feet south of the intersection of Bishop and Professional Mall Boulevards	staff approved request 8/9/16; DOE appeal period ends 8/31/16
Dyke Administrative Variance Application (AV-16-2)	allow 35.4% lot coverage for single family house in R1 zone	930 SW Itani Drive	staff approved request 8/16/16; appeal period ended 8/30/16
Itani Administrative Variance Application (AV-16-4)	permit 4.89-foot side yard setback for existing house	1235 NE Valley Road	staff approved request 8/16/16; appeal period ended 8/30/16
Bestebreuer Triplex site plan (16-2)	construct triplex on 15,579-square-foot lot	540 SW Barnes Court	staff approved site plan 8/19/16
Auto Body Supercenter Site Improvements site plan (16-6)	create 6,700-square-foot graveled area for equipment storage	2445 N. Grand Avenue	staff requested applicant to revise site plan

Continued on Page 5

KEY TO ZONING DISTRICTS: R1 Single Family Residential; RT Residential Transitional; R2 Low Density Multi-Family Residential; R3 Medium Density Multi-Family Residential; R4 High Density Multi-Family Residential; C1 Neighborhood Commercial; C2 Central Business District; C3 General Commercial; I1 Light Industrial; I2 Heavy Industrial; IRP Industrial Research Park; WSU Washington State University

KEY TO ABBREVIATIONS: CC: City Council; PC: Planning Commission; BOA: Board of Adjustment; HPC: Historic Preservation Commission; DOE: State Department of Ecology; DAHP: State Department of Archaeology and Historic Preservation

NOTES: 1) If an applicant fails to act on a pending application for a period of six months, said application will be dropped from the above list.. 2) Numbers in parentheses are planning staff's internal file numbers. 3) Site plan review by city staff is generally conducted for proposed construction of developments other than single family homes, duplexes, or manufactured homes; it does not apply to most construction on the WSU campus.





*Planning Department
325 SE Paradise St.
Pullman, WA 99163*

*Phone: 509-338-3213
Fax: 509-338-3282
Email: bethany.johnson@pullman-wa.gov*

Pullman Planning Department Staff:

Pete Dickinson, Planning Director
Jason Radtke, Assistant Planner
Bethany Johnson, Public Works Administrative Assistant
Shandy Lam, Public Works Administrative Specialist

Planning Commission Members:

John Anderson, Vice-Chair
Brent Carper
Chris Clark
Marcus Crossler
Dave Gibney, Chair
Scott Hodge
Liza Morris
Scott Vik

This newsletter is an occasional and voluntary publication of the planning department and does not take the place of official notices required by law. Information provided in this newsletter is subject to change. Please contact the planning department or review official notices distributed by the city to confirm the information contained herein.

For any readers who are not currently receiving this newsletter by email and who wish to register for this service, please contact the planning department for assistance.

WE'RE ON THE WEB!

WWW.PULLMAN-WA.GOV

Continued from Page 4

PROJECT	DESCRIPTION	LOCATION	STATUS
Hilltop Suites/Apartments site plan (16-7)	construct new building for 3 offices and 28 living units	310 NW Old Wawawai Road	staff reviewing revised site plan
SEL 2350 South Parking Lot site plan (16-8)	construct 150-stall parking lot	south of building located at 2350 NE Hopkins Court	staff approved site plan 8/8/16
Z Beta Building site plan (16-10)	build 100,000-square-foot structure on 5-acre parcel	1830 NE Schweitzer Drive	staff approved site plan 8/15/16
Cougar Red Distillery site plan (16-11)	remodel 4,000-square-foot building for restaurant/distillery use	1275 N. Grand Avenue	staff approved site plan 8/31/16
Birch Hills Apartments Phase 2 site plan (16-14)	construct 100 apartments on 7-acre parcel	2200 block of NE Westwood Drive	staff requested applicant to revise site plan
Skyview Station Apartments site plan (16-15)	develop 161 apartments on 7-acre parcel	west end of NE Skyview Drive	staff requested applicant to revise site plan
SEL 2454 Industrial Building site plan (16-16)	construct 100,000-square-foot industrial/office building on 10-acre parcel	2454 NE Andrus Drive	staff reviewing revised site plan
Starbucks Coffee Shop site plan (16-17)	build 1,920-square-foot coffee shop on 0.4-acre lot	610 NE Stadium Way	staff requested applicant to revise site plan
Hospital Parking Lots Improvements site plan (16-18)	expand and pave three parking lots totaling 254 stalls	835 SE Bishop Boulevard	staff requested applicant to revise site plan